

SAGEBRUSH FARM METRO DISTRICT NO. 1

LGID 6545

LEGAL DESCRIPTION SAGEBRUSH FARM METRO DISTRICT NO. 1:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 17, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THE NORTH 100 FEET CONVEYED TO THE CITY OF AURORA IN BOOK 3515 AT PAGE 939 AND BOOK 3515 AT PAGE 942 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17 TO BEAR NORTH 89°47'28" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;


THENCE SOUTH 00°05'31" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 56TH AVENUE AS DEDICATED BY BOOK 3515 AT PAGE 942 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°47'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 729.73 FEET;
 THENCE SOUTH 00°12'32" WEST A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 89°47'28" EAST A DISTANCE OF 41.50 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°54'35", A RADIUS OF 121.50 FEET, AN ARC LENGTH OF 18.89 FEET AND A CHORD THAT BEARS NORTH 04°19'58" WEST A DISTANCE OF 18.87 FEET;
 THENCE NORTH 00°07'19" EAST A DISTANCE OF 1.18 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 89°47'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,881.82 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;
 THENCE SOUTH 00°00'02" WEST ALONG SAID EAST LINE A DISTANCE OF 2,554.32 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17;

THENCE SOUTH 00°00'02" WEST ALONG EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2,653.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 17;
 THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2,645.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 17;
 THENCE NORTH 00°01'58" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2,655.72 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17;
 THENCE NORTH 00°05'31" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,556.83 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 13,796,430 SQUARE FEET, OR 316.722 ACRES, MORE OR LESS.

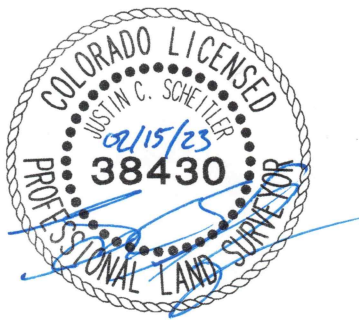
900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com		PROJECT NAME: SAGEBRUSH FARM METRO DISTRICT NO. 1			1 OF 4
		JOB NO.: DCS21-4030	DATE : 02/14/2023		
		DRAWN: CD	PA/PM: JCS	SCALE: N/A	

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THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

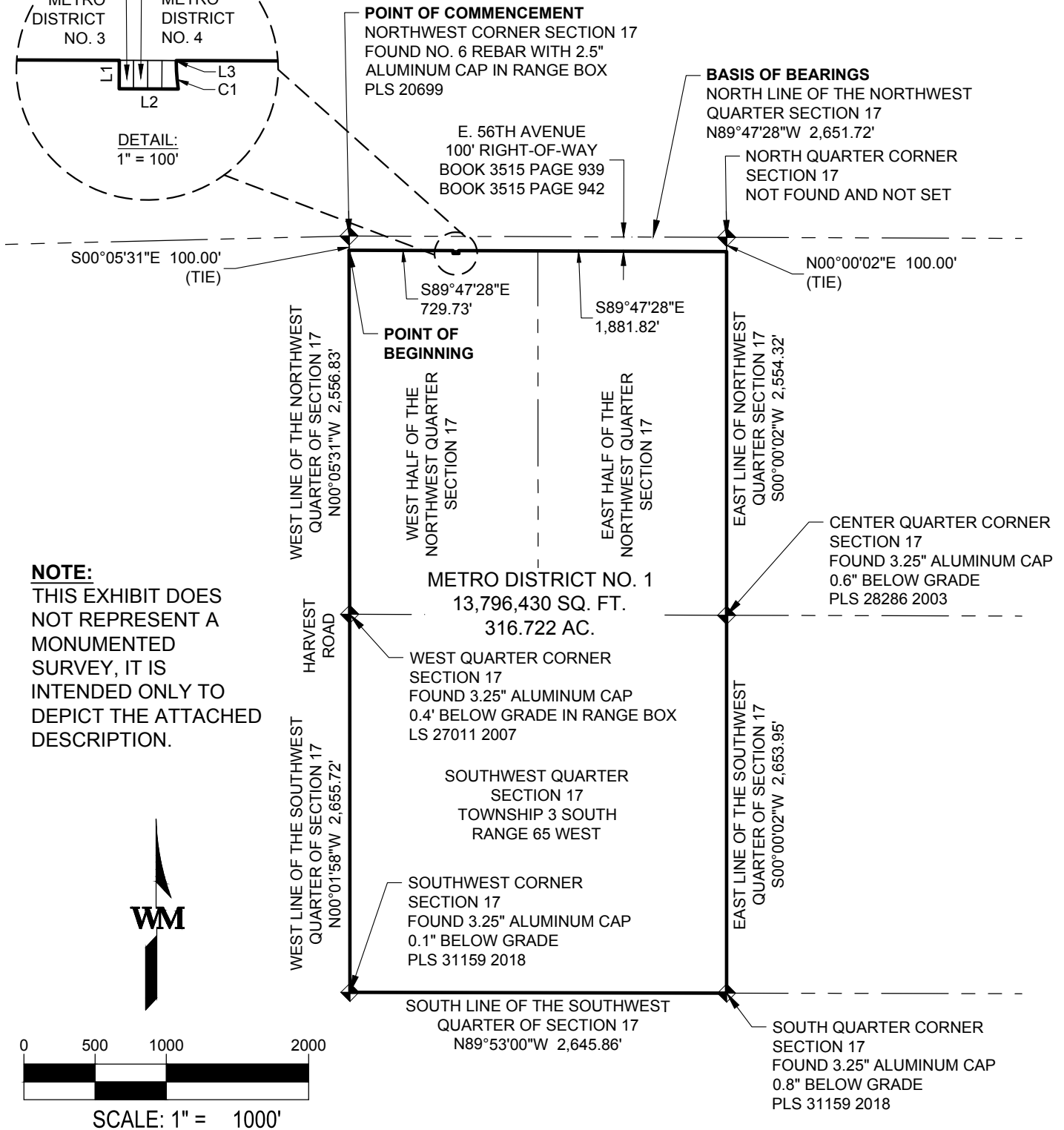
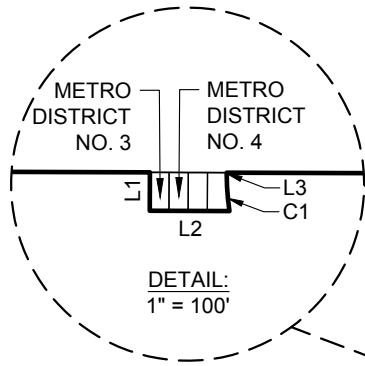


JUSTIN C. SCHEITLER, P.L.S. 38430
 FOR AND ON BEHALF OF
 WARE MALCOMB
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 P 303.561.3333

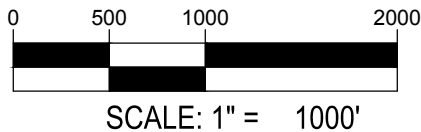
900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WM WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: SAGEBRUSH FARM METRO DISTRICT NO. 1		2 OF 4
	JOB NO.: DCS21-4030	DATE : 02/14/2023	
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SAGEBRUSH FARM METRO DISTRICT NO. 1 MAP

LGID 6545



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.




900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: SAGEBRUSH FARM METRO DISTRICT NO. 1			3 OF 4
		JOB NO.: DCS21-4030	DATE : 02/14/2023		
		DRAWN: CD	PA/PM: JCS	SCALE: 1" = 1000'	

SAGEBRUSH FARM METRO DISTRICT NO. 1 MAP

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°12'32"W	20.00'
L2	S89°47'28"E	41.50'
L3	N00°07'19"E	1.18'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	08°54'35"	121.50'	18.89'	N04°19'58"W	18.87'

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WARE MALCOMB CIVIL ENGINEERING & SURVEYING		PROJECT NAME: SAGEBRUSH FARM METRO DISTRICT NO. 1			SHEET 4 OF 4
	JOB NO.: DCS21-4030	DATE : 02/14/2023			
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